

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Atlanta Gwinnett Place Marriott
1775 Pleasant Hill Road
Duluth, GA 30096
June 9, 2010**

MINUTES

Attendees

Board Members: Marcy Adams Casey Coffey Joe Piccolo
Leo Wiener Mark Williams

Board Observers: Chris McGahee, City of Duluth
James Song, Best Way Realty, Inc.

Staff: Joe Allen

Legal: Lynn Rainey

Consultants: Steve Bitney, Street Smarts, Inc.
Jeff Corbin, Landmark Communications, Inc.
Erick Fry, URS Corp.
Kari Ward, Street Smarts, Inc.

Chairman Williams called the meeting to order at 9:04 a.m. by welcoming all in attendance. Mr. Williams recognized Gwinnett Chamber of Commerce Vice President Nick Masino, Gwinnett Chamber of Commerce Manager Lauren Salas and Snellville Mayor Jerry Oberholtzer.

Mr. Coffey motioned to approve the proposed meeting agenda; seconded by Mr. Wiener and unanimously approved.

Ms. Adams motioned to approve the May 12, 2010 Board Meeting Minutes; seconded by Mr. Coffey and unanimously approved.

Action/Consent Items

Pleasant Hill Road Bridge Diverging Diamond Interchange (DDI) Update

Mr. Fry provided an update on preliminary engineering tasks underway in concert with Gwinnett and Georgia DOTs on the Pleasant Hill Road bridge project and lessons learned from meetings with the Missouri DOT regarding the nation's first DDI built in Springfield, Missouri. He stated the center pedestrian walkway was quite safe, very comfortable, and there were no problems crossing the roadway into it. Mr. Fry noted that area traffic demands necessitating the Springfield DDI closely resemble the situation

facing Pleasant Hill Road. The Springfield scenario also mirrors the local situation in that the innovative traffic design afforded by a DDI was seen as the most cost-effective method to introduce immediate traffic congestion relief. Mr. Fry reviewed the draft project concept report prepared to URS and submitted to GDOT. Construction could begin and be completed in the first half of 2012.

Venture Drive/Gwinnett Place Drive/Pleasant Hill Road Intersection Redesign Project Update

Mr. Steve Bitney and Ms. Kari Ward provided an update concerning the preliminary work plan underway to reconstruct the intersection of Venture Drive, Pleasant Hill Road and Gwinnett Place Drive. The Street Smarts staff reviewed the draft task calendar.

2010 Property Tax Millage

Following a review by Mr. Allen of the tax rate process, Mr. Coffey motioned to approve the adoption of a resolution of the Board of Directors levying a 2010 property tax millage rate of 5 mills; seconded by Ms. Adams and unanimously approved. The approved resolution will be hand delivered to the Tax Commissioner's Office at the close of the board meeting.

Directors, Officers, Employer Practices Liability Insurance

Following an overview by Mr. Allen on the competitive selection process, Mr. Coffey motioned to authorize the Chairman to execute documents between GPCID and E2E Risk Management and Insurance for the provision of Directors, Officers, and Employer Practices Liability Coverage with the Travelers Casualty and Surety Company of America (June 10, 2010 – June 10, 2011) for a base amount not to exceed \$1,466.00/annual; seconded by Mr. Wiener and unanimously approved.

Umbrella Insurance Policies

Following a overview by Mr. Allen of the various insurance products/services and the competitive selection process, Ms. Adams motioned to authorize the Chairman to execute documents between GPCID and E2E Risk Management and Insurance for the purpose of providing property insurance, valuable papers, commercial general liability, workers' compensation, commercial crime (employee dishonesty) and a \$5,000,000.00 umbrella liability (commercial liability and auto liability) insurance coverage with the Selective Way Insurance Company and the National Council of Compensation Insurances Assigned Risk Pool (July 13, 2010 – July 13, 2011) for a base amount not to exceed \$8,760.00/annual; seconded by Mr. Coffey and unanimously approved.

Awarding of Interior Roadway Landscape Maintenance Services

Following a review of the selection process and an overview of the additional services to be provided by the landscape contractor by Mr. Allen, Mr. Coffey motioned to authorize the Chairman to execute documents between GPCID and Greenwood Group, Inc. to provide professional landscape maintenance services

on an annual contract for the internal roadways within the CID (July 1, 2010 - June 30, 2011) for a base amount not to exceed \$41,073.00/annual (\$3,422.75/month); seconded by Mr. Wiener and unanimously approved.

Awarding of Interstate Landscape Maintenance Services

Following a review by Mr. Allen of the selection process and an overview of the additional services to be provided by the landscape contractor, Mr. Wiener motioned to authorize the Chairman to execute documents between GPCID and Russell Landscape Group, Inc. to provide professional landscape maintenance services for the I-85/Pleasant Hill Road and Steve Reynolds Boulevard ramp areas on an annual contract (July 1, 2010 - June 30, 2011) for a base amount not to exceed \$37,200.00/annual (\$3,100.00/month); seconded by Ms. Adams and unanimously approved.

Election of Secretary/Treasurer

Mr. Williams commenced the Board election to fill the Secretary/Treasurer position. Mr. Coffey nominated Mr. Wiener as Secretary/Treasurer; seconded by Ms. Adams and unanimously approved.

Treasurer's Report

Mr. Allen presented the following account summaries for May 2010:

Checking Account

May 1, 2010 Beginning Balance:	\$39,463.58
May 31, 2010 Ending Balance:	\$30,283.77
General Ledger Balance:	\$30,283.77

Money Market Account

May 1, 2010 Beginning Balance:	\$1,601,123.79
May 31, 2010 Ending Balance:	\$1,538,408.70
General Ledger Balance:	\$1,538,408.70

Grand Total Account

May 1, 2010 Beginning Balance:	\$1,640,587.37
May 31, 2010 Ending Balance:	\$1,568,692.47
General Ledger Balance:	\$1,568,692.47

Mr. Allen noted that as of May 31, the CID had approximately \$1.6 million in cash. He encouraged board members to review the monthly financial summary. Assuming the budgeted tax revenues of \$1.1 million for 2010 are received with 2010 being the final tax revenue-producing year of the current CID lifecycle, the estimated available funding at the board's discretion through the end of October 2011 is approximately \$1.1 million, not including the funding for the Satellite Boulevard, Phase 1, and the Pleasant Hill Road, Phase 2, streetscape projects. As the projects will not be completed by the end of the current CID lifecycle, Mr. Allen asked that the funds for the streetscape projects be unencumbered allowing

the funds to be utilized at the board's discretion. Mr. Coffey motioned to approve the Treasurer's Report, ratify the May expenses and unencumber the \$800,000.00 previously set aside by the board for the Satellite Boulevard and Pleasant Hill Road streetscape projects; seconded by Ms. Adams and unanimously approved.

Executive Director Remarks

- Mr. Allen noted the growing number of Facebook fans and Twitter followers of the GPCID. The CID is using the social media tools to provide information about the CID including the opening of new businesses, activities of CID staff and any public service announcements impacting the area.
- The CID will be working with Landmark Communications to promote the unique venues in the CID.

Public Relations

Mr. Corbin directed the board members to the numerous articles that mentioned the work of the CID over the month of May and noted upcoming public relation efforts. The CID is also reaching out to area homeowner groups and civic organizations to offer Mr. Allen as a speaker for meetings.

Planning Session

The CID Board of Directors conducted their annual planning session with a focus on changing area perceptions, activating visitor appeal and attracting/sustaining the right mix of commercial and residential development over the coming years. Board members met with various economic development consultants from Golin Harris, Ogilvy Public Relations Worldwide and Market Street as part of the session. The board's objective from the discussions will be to complete a short-term and long-term strategic action plan modeled on the Partnership Gwinnett initiative.

The meeting adjourned at 12:50 p.m. The next scheduled meeting is 9:00 a.m. on July 14, 2010 at the Atlanta Marriott Gwinnett Place, 1775 Pleasant Hill Road, Duluth.

Approved by the Board this
14 day of July, 2010.


Secretary